

<b>Site Reference:</b>	<b>27</b>	<b>Site Location:</b>	<b>Walton Works</b>
<b>Ward:</b>	<b>Holmebrook</b>	<b>Greenfield /Brownfield:</b>	<b>Brownfield</b>
<b>Site Size (ha):</b>	<b>3.598</b>	<b>Grid Reference:</b>	<b>SK 36792 70775</b>
<b>Location:</b>	<i>In Settlement</i>	Agricultural Land Use Classification:	Primary - 7 Secondary: N/A 3 = Good-Moderate, 4 = Poor , 7 = Urban Area
<b>Current Land Uses:</b>		Cleared site - Listed Building remains	
<b>Surrounding Land Use:</b>		Residential, industrial uses (garages, Boythorpe Works, Goyt Side Mill) and Morrisons Superstore	

**Possible Constraints**

Greenbelt:	<i>NO</i>
Steep Slopes:	<i>Flat</i>
Location of any pylons:	<i>None</i>
Access:	<i>From either the north (A619) or south Goyt Side Road</i>
Flood Risk:	<i>Top of the site from East to West site falls within the boundaries of Environment Agency's Flood Zones 2 and 3 (July 2008)</i>
Hazardous Risks:	<i>None known</i>
Pollution:	<i>Part of site in within the AQMA</i>
Possible contamination from past land use:	<i>-1900 Walton Works, Gasometer, Smithy. 1901-1929 Walton Works, Pottery. 1960-1979 Works</i>
Ground conditions:	<i>None known</i>
Accession Composite total:	<i>Within 20 minutes</i>

**Environmental Designations**

Local Wildlife sites:	<i>None known</i>	Sites of Special Scientific Interest (SSSIs):	<i>None known</i>
Protected Trees:	<i>NONE</i>	Ancient Woodland: Registered	<i>None known</i>
Local Nature Reserves:	<i>None known</i>	Historic Parks and Gardens:	<i>None identified</i>
Listed Buildings:	<i>Mil Buildings , Walton Works, Walton Fields Road within site</i>	Conservation Areas:	<i>None identified</i>

Site identified through Call for Sites?

Density: **50**  
Gross to net calculation: **90%**  
Potential number of dwellings: **161.91**  
Potential number of dwellings (suitable sites): **200**

Potential delivery of dwellings:

*Windfall -  
Potential 5 Year Supply - 200  
Potential additions to 5 year supply -  
Developable Year 6-10 -  
Developable Year 11-15 -  
Developable Year 16+ -*

Replacement CBC  
Local Plan  
compatibility?  
Potential number of  
dwellings (suitable  
sites and RCBLP  
compliant)

*True*

Availability:

*Available now*

Availability

*Land owner has put site forward for development*

Comments:

Suitability:

*Suitable*

Suitability

Comments:

*Part of urban area subject to masterplan well related to existing facilities*

Deliverability:

*highly likely*

Deliverability

Comments:

*likely to be a popular site; some abnormalities especially in relation to listed building, deliverable within 5 years*

Why?

Conclusion

*Allocated site*